

COUNTY OF YORK

MEMORANDUM

DATE: March 22, 2004 (BOS Mtg. 4/6/04)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Meineke Car Care Center – Request to Authorize a Minor Addition

ISSUE

The owner of the Meineke Car Care Center located at 4601 George Washington Memorial Highway (Route 17) has requested authorization to construct a 702-square foot addition to the existing building. Because the facility is considered a “conforming special use” under the terms of the Zoning Ordinance, the proposal is subject to review as a “minor [*use permit*] modification” per the terms of Section 24.1-115(d)(2) of the Zoning Ordinance. As such, the request may be considered and approved by resolution of the Board, without referral to the Planning Commission and without public hearing.

CONSIDERATIONS

1. The owner of the Meineke Car Care Center wishes to construct a 702-square foot addition to the back of the existing building in order to provide additional vehicle servicing space. The proposed addition is depicted on the attached sketch plan and would provide an opportunity to lengthen three of the four service bays at the facility.
2. Prior to the March 2, 2004 Zoning Ordinance text amendments dealing with certain auto-related uses, the Meineke facility was permitted as a matter-of-right in the GB-General Business district. The March 2nd amendments now require a Special Use Permit for vehicle servicing uses such as this. As a result, the Meineke facility is now considered, per the terms of Section 24.1-115(c)(4) of the Zoning Ordinance, to be a “conforming special use” and is subject to the Special Use Permit amendment procedures. Those procedures, as set forth in Section 24.1-115(d), provide an opportunity for the Board of Supervisors to approve expansions of up to 25% by resolution, without referral to the Planning Commission and without public hearing.
3. The proposed expansion complies with the 25% expansion limit. It will not eliminate any required parking or circulation area and will not increase the amount of impervious surface on the site since it will be constructed over an already paved area. The existing 35-foot Transitional Buffer that is located along the rear property line will not be disturbed or impacted in any way.

RECOMMENDATION

This proposed addition will accommodate business expansion and growth without any change in the appearance of the facility from Route 17. The addition will comply with all applicable setback and site design standards. Therefore, I recommend that the Board

authorize the requested minor modification through the adoption of proposed Resolution R04-60.

Carter/3337:

Attachments

- Vicinity Map
- Letter from Steven DC. McCue dated March 18, 2004
- Sketch Plan depicting proposed addition
- Proposed Resolution R04-60